VISUAL ANALYSIS FOR PROPOSED CLEVENGER CANYON WIRELESS ANTENNA FACILITY

P 06-092: ENVIRONMENTAL LOG NO.: ER 06-09-024

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Introduction

This study has been prepared to provide information regarding visual impacts associated with proposed telecommunication equipment located at 19109 Horizon View Drive, Ramona, California in the County of San Diego's Ramona Community Planning Area (see Figure 1, Regional Location Map). This study has been prepared to assess the visual impacts to surrounding residential areas, the Highway 78 road corridor, and other public areas that will result from the construction of this project.

Executive Summary

Implementation of the proposed telecommunications project will result in slight to moderate changes to the visual environment from private and public viewpoints immediately surrounding the project, however, the majority of viewers will perceive the facility as being a part of the existing visual environment, both natural and man-made. This change in visual environment will lessen over time as surrounding vegetation added by the applicant matures and provides further screening and visual context for the project.

As a stealth design, the project as proposed will appear consistent with the existing domestic landscape and visual character of the surrounding community. The project would therefore not result in significant adverse visual character impacts and would be consistent with County policy related to wireless telecommunications facilities and visual effects.

The telecommunications tower and associated equipment enclosure, as proposed, will not cause a substantial, demonstrable negative aesthetic effect to views from the surrounding area.

Project Description

The project consists of the construction and operation of an unmanned, wireless telecommunications facility consisting of twelve (12) panel antennas and one (1) microwave antenna mounted on a fifty-foot high telecommunications tower designed as a faux pine tree (monopine). The antennas will be mounted in three (3) arrays consisting of

four (4) antennas each and covered with camouflaged socks. An associated CMU block and tile roofed equipment shelter, 16'x20'x10' in size, is located next to the monopine. An 8' tall CMU block wall enclosure, 28'x30' in size, surrounds the shelter, monopine, and emergency standby generator. The equipment shelter will contain Verizon equipment cabinets and utility panels for power and telephone hook-ups. Utility runs will be located underground. Three live trees (36" box Pinus halepensis) will be planted around the perimeter of the enclosure to provide screening and context for the equipment. See Figure 6, Enlarged Equipment Plan and Figure 9, Landscape Plan for further details.

The property is zoned A70 (Limited Agricultural Use Regulations) which allows Wireless Telecommunications Facilities under the Tier 4 Classification upon approval of a Major Use Permit pursuant to Section 6985(a) of the Zoning Ordinance. The San Diego County General Plan designates the site as Multiple Rural Use (18). An unpaved sixteen (16) foot driveway provides access to the site from Horizon View Drive.

Existing Conditions

Location

The project is located approximately one-half mile west of Highway 78 and Clevenger Canyon and 3.4 miles northwest of downtown Ramona (see Figure 2, Generalized Viewshed and Figure 4, Viewpoints).

Visual Setting

The project is located on a northwest by southeast oriented slope of a localized knoll and sits at an elevation of approximately 1,672 feet above mean sea level (AMSL), roughly 100-feet above the Highway 78/Clevenger Canyon corridor. The steep parcel topography ranges from a high of approximately 1,555 AMSL to the west and 1,709 AMSL at the eastern boundary.

On-site visual elements include a single family residence and outbuildings, boulders, dirt road, old vehicles, overhead utilities, evergreen trees (predominately pines), and open space (see Figure 10 and Viewpoint 16, Figure 20). Where open space prevails, it consists

primarily of native vegetation. Verdant domestic landscape abuts the residential use areas of the site.

Hills, valleys, and riparian habitat surrounding rural residential and rural estate residential landscapes define the off-site visual setting surrounding the project. The existing surrounding development has a rural character typified by light agricultural activities practiced in conjunction with residential uses.

Views of the surrounding viewsheds are described below and graphically presented in Figures 10, 11, and 12.

Views to the north overlook portions of Ramona Highlands Drive, steep natural open space, and drainages of the Santa Ysabel Creek and Clevenger Canyon corridors.

Views to the east show visible portions of Highway 78 following Clevenger Canyon, as well as rural residential land uses. Santa Maria Valley and the distant peaks of the Cleveland National Forest lie in the background.

To the south lie citrus and avocado groves on moderately steep sloping terrain backed by portions of the Santa Maria Valley.

Views to the west overlook an agricultural storage pond, and groves of citrus and avocado. Estate residential land uses are visible in the background

Existing Outdoor Lighting

The project site currently has very low levels of existing lighting, due to the existence of only one residence and associated outbuildings on the property. Minimal lighting, limited to that needed for safety, exists. This lighting is visible from Highway 78.

Key issues

- Visibility of the facility and proposed improvements from surrounding sensitive areas and key views.
- Degree of visual contrast between the proposed equipment and the surrounding area.
- Visibility of the facility from surrounding scenic routes and roadways.

Analysis

Visibility and Impact Analysis

Visual effects – adverse or beneficial – that are likely to be associated with a project are based on changes to the existing visual environment. Our visual understanding is based on the visual character of objects and the relationships between them. The assessment of visual character is descriptive and distinguishes at least two levels of attributes: pattern elements and pattern character. Visual pattern elements are primary visual attributes of objects and include form, line color, and texture. The form of an object is its visual mass, bulk, or shape. An object's edges or parts define line. The color of an object is both its value and hue. Texture is apparent surface coarseness.

Our awareness of these pattern elements varies with distance. From afar, only the largest objects are seen as individual forms and we may see a city hillside as a textured surface. Distance also attenuates the intensity of colors.

Visual character refers to the visual relationships between these pattern elements and is an important secondary visual attribute of an object or an entire landscape. Differences in visual character are often attributable to visual contrast and generally traced to four aspects of pattern character: dominance, scale, diversity, and continuity. For example, there is a great difference between the visual character of a two-lane country road and an eight-lane freeway, although both may exhibit similar line, color, and texture.

Specific components in a landscape may be visually dominant because of position, extent, or contrast of basic pattern elements. Scale is the apparent size relationship between a landscape component and its surroundings; an object can be made to look smaller or larger in scale by manipulating its visual pattern elements. Visual diversity is a function of the number, variety, and intermixing of visual pattern elements. Continuity is the uninterrupted flow of pattern elements in a landscape and the maintenance of visual relationships between immediately connected or related landscape components.

We assess both the project and the project setting according to these attributes; if their visual character is similar, the visual compatibility of the project will be high. If the visual

character of the project contrasts strongly with the visual character of its setting, its visual compatibility will generally be low.

Aesthetics is not only concerned with the character of the visual experience, but also with its excellence. Where it exists, this excellence has both viewer and visual resource dimensions. The enjoyment or interpretation of experience can have many preferential and subjective components, yet there is clear public agreement that the visual resources of certain landscapes have high visual quality and that plans for projects in these areas should therefore be subject to careful examination.

On the level of visual information or visual character, such landscapes may have little in common. For example, high visual quality exists in urban landscapes such as the San Francisco skyline as well as in natural landscapes such as the Mojave Desert. Because of the differences that exist in the character of these visual environments, a project in an area with high visual quality does not always have an adverse effect on that visual quality.

To evaluate visual quality we use the following criteria: vividness, intactness, and unity of the existing visual setting. All three must be high to indicate high quality. Vividness is the visual power or memorability of landscape components as they combine in striking and distinctive visual patterns. Intactness is the visual integrity of the natural and man-built landscape and its freedom from encroaching elements. Unity is the visual coherence and compositional harmony of the landscape considered as a whole.

In summary, the visual compatibility between a proposed project and the existing visual environment is determined by comparing their visual character and by generalizing the principle that high contrast is likely to affect high visual quality. [1]

A project's consistency with relevant adopted County policies relating to visual resources is also evaluated.

Guidelines for Determination of Significance

The following discussion addresses changes to the existing visual character resulting from implementation of the project. Visual effects were determined via analysis of the

[1] Source: Visual Impact Assessment for Highway Projects, Federal Highway Administration, March 1981.

viewshed from public roadways, private residences, and consistency with adopted County policies relating to visual resources and telecommunications facilities.

Guidelines for Determination of Significance

Project visual effects are assessed as significant impacts if the proposed project:

1. Will cause a physical change in the visual environment that is determined to be in conflict or incompatible with the existing visual character of the Project site area in terms of dominance, scale, diversity, and continuity.
2. Will degrade the vividness or unity of the visual environment, including the Highway 78 corridor as defined by the criteria below.
    a. Vividness is degraded if the project will restrain, moderate, limit, or dull contrasting landscape components that combine to create striking and distinctive visual patterns and impressions in the existing visual environment.
    b. Unity is degraded if the project will damage the compositional harmony and inter-compatibility between landscape components.

3. is inconsistent with goals, standards, or policies related to visual effects as outlined in the County General Plan and Ramona community Plan.

4. is inconsistent with Section 6980-Zoning Ordinance: Wireless Telecommunications Facilities

Guideline Nos. 1 and 2 focus on measuring impacts to visual character and quality, as required by Appendix G of the State CEQA Guidelines. The measurement of impacts is based on the principles in the most widely used and accepted visual resource assessment methodologies, including: the U.S. Department of Transportation: FHWA Visual Impact Assessment for Highway Projects; the U.S Department of Agriculture, Forest Service (USFS) Visual Management System; and the U.S. Department of Interior, Bureau of Land Management (BLM) modified Visual Management System. The concepts contained in these assessment approach are accepted practices for evaluating visual resources both objectively (visual character)

and subjectively (visual quality). This is accomplished by comparing the visual environment resulting from project construction and operation with the existing visual environment. Guideline Nos. 3, and 4 are based on the County General Plan (Scenic Highways Element and RCP), and Section 6980 of the county Wireless Telecommunications Facilities Ordinance.

The project is required to be in conformance with applicable county standards related to aesthetics, including the noted criteria on visual effects. Non-compliance would result in a project that is inconsistent with County standards.

Impact Evaluation

Project Viewshed

Key views are representative views in which the project could be viewed as a prominent feature based on the following: the type of view; public or private (public being considered more sensitive); breadth of view (views taking in a number of elements rely more on the project as a whole than those focusing on a specific feature); view distance; view duration; the number of viewers exposed (greater the number, the more sensitive the view); and whether the project adversely impacts scenic vistas and/or designated scenic highways. A site visit was conducted to assess the visibility of the project, to identify the project viewshed, and to identify key views from which the project would be most visible from the surrounding community. The *Generalized Viewshed* exhibit that follows as Figure 2, delineates general areas within which the project is visible (project viewshed) whereby there is no intervening topography between the eye of an observer and the proposed project as determined from an analysis of USGS topographic information. Intervening structures and vegetation observed from analysis of aerial photographs and actual site visits are also taken into consideration when determining a project's specific viewshed. The key views that follow are the result of this analysis and are depicted on Figure 4, *Viewpoint Locations*.

Viewshed Evaluation

The following discussion addresses changes to the existing visual character resulting from implementation of the proposed telecommunications project in accordance with significance thresholds 1, and 2, listed above. Visual effects were determined via analysis of viewshed from public roadways, private residences, public facilities, and grading and landform alteration based on significance thresholds listed above. This study also evaluates consistency with the applicable sections of the Ramona community Plan, the County General Plan, the county Zoning Ordinance, and the Dark Sky Ordinance, pursuant to significance thresholds 3, and 4, listed above.

Viewsheds

SR 78 Viewshed

The Ramona Community Plan (RCP) designates SR 78 as a Scenic Highway and a Resource Conservation Area and recommends preservation of the visual integrity of this corridor. The project is located approximately one half mile west of the SR 78 corridor. This corridor includes Clevenger Canyon and associated drainages. The portion of SR 78 within the project viewshed contains many natural scenic resources characteristic of the Clevenger Canyon area, including dense vegetation and steeply sloping terrain that generally direct viewers along the linear viewshed of the winding roadway. Peripheral views are obscured due to these steep slopes and dense vegetation. Viewpoints 12 through 15, Figures 18 through 20, illustrate typical northwesterly views toward the project site from SR 78. Brief, intermittent views of the site are available to motorists through breaks in the dense oak-woodland or above and beyond the trees, as shown in these views.

As the simulation provided as Figure 23 depicts, project development would not change the composition of the existing visual environment along this portion of SR 78. As discussed above, the project lies approximately one half mile from the SR 78 corridor at its closest point. This, in conjunction with the choice of a stealth design for the equipment, will render the visible portions of the project virtually indistinguishable from the existing visible surrounding live vegetation. The dense oak woodlands and steeply sloping hillsides would be retained in their natural state and no development would occur within this area. The combination of the intervening topography and the open space

buffer between the project and the road would essentially preclude any visibility of the project from viewers along SR 78. Viewpoint 11 depicts one view from SR78 looking southwest toward the project. Dense vegetation is also present this portion of the highway, effectively screening views toward the project. Where views are available of the project, they would not change significantly upon project development as no physical changes would occur within the half-mile distance between the roadway and the project. As a stealth design in conjunction with live vegetation, project development would not disrupt existing visual continuity provided by the relatively undeveloped hillsides, and no significant visual impacts would result.

Views from the North

Views from the north are blocked by steep topography and therefore not considered significant.

Views from the West

Views from the west are available from an adjoining grove operation and a neighboring rural estate residential area as depicted in Viewpoints 16 and 17, Figures 20 & 21. The adjacent grove and neighboring residential properties are visible in Figure 12, Views of Neighboring Properties. Viewpoint 16 is from a location southwest of the project site, within the existing grove operation. This location offers views toward the project between view blocking grove vegetation and topography. Viewpoint 17, is taken from the edge of the neighboring residential area located at the west end of the grove property and provides a view typical of what these properties will see.

Where views are available from these locations the project will be seen relative to other existing man-made and natural elements in view such as existing pine trees, boulder groupings, natural open space, overhead utilities, visual clutter, and the existing residence and outbuilding. As a stealth design, the project will appear as a natural extension of these existing elements in view (see Figure 25, Simulation of Viewpoint 16). The monopine, with its antennas camouflaged, will appear similar in form, color, texture, and line with the adjacent evergreen plantings. The equipment enclosure will appear similar to other residential buildings on site. The three (3) 36" box Pinus halepensis will provide

foreground screening of both the equipment shelter and lower portions of the monopine. This minimizes the visual contrast that will result between the constructed project and existing visual environment enabling the equipment to blend with the visual environment to the maximum extent possible. While slight changes to the visual environment will occur because of this facility, these changes would not represent a significant adverse impact to views from this corridor and are therefore not significant.

Views from the South

Views from the south are available between view blocking topography and vegetation. Typical views from the south are represented in views taken from Horizon View Drive and provided as Viewpoints 2 and 3, figures 13 & 14. These private views depict views toward the project and contain elements typical of the Ramona area, such as steep natural open space, boulder groupings, localized drainages, agriculture, and patches of verdant landscaping associated with residential use areas. In addition, overhead utilities and associated support poles are visible.

Viewpoint 2 depicts a typical view of the project as seen from the neighboring property to the south (APN: 279-080-65). From this area the equipment shelter and masonry wall enclosure will not be visible, however, the upper portions of the monopine will be visible projecting above the height of existing and proposed vegetation. As a stealth design, the monopine, with its camouflaged antennas, will relate to the adjacent live vegetation, appearing similar in form, color, texture, and line with other elements in the immediate visual environment. While slight difference in color and form will be perceptible at distances less than ¼ mile to the project, the average viewer, from these locations, will have difficulty distinguishing the equipment from other natural vegetation in view. Therefore, the change to the visual environment anticipated from the construction of this project will be below a level of significance.

Views from the East

Views from the east are available from the rural residential areas accessed from Indian Oaks Road and Rancho Villa Road. Available views of the project from these areas vary due to the presence of dense riparian vegetation. Areas off Indian Oaks Road (see

Viewpoint 14, Figure 19) are substantially blocked by dense oak woodland and topography associated with the Clevenger Canyon drainage and therefore are not considered significant. Views of the project area are available however from the Rancho Villa Road viewshed because it is higher in elevation and overlooks the riparian vegetation of Clevenger Canyon. Typical views from this area are provided as Viewpoints 6 through 9, Figures 15 through 17.

From this area, where views are available, the project will be seen relative to other existing man-made and natural elements in view such as existing pine trees, boulder groupings, natural open space, overhead utilities, and the existing residence and outbuilding. While the project may be visible from these areas, it is over a mile away making it difficult to distinguish from other elements in view without magnification. As a stealth design, the project will appear indistinguishable from other natural elements in view. The monopine, with its antennas camouflaged, will appear similar in form, color, texture, and line with the adjacent evergreen plantings. The equipment enclosure will not be visible. The three (3) 36" box Pinus halepensis will provide foreground screening and additional context for the visible upper portions of the monopine. However, as discussed earlier, our awareness of pattern elements varies with distance and the equipment from this location will appear as part of the texture of the surrounding visual environment rather than an individual element and therefore indistinguishable from other elements in view.

The project components will be similar in appearance to that which exists thereby reducing the visual contrast anticipated from the constructed project to below a level of significance.

Consistency with the Ramona Community Plan

The Ramona Community Plan implements the goals and policies of the Regional Land Use Element and sets forth goals, objectives, and policies intended to guide development within the community. Elements of the plan that contain applicable criteria pertaining to visual quality include: Community Character, Circulation, Scenic Highways, and Open Space Elements. Relevant goals and policies from each of these elements are summarized below. This Subregional Plan does not contain policies on telecommunications facilities.

Community Character

1. Mature trees should be conserved wherever possible in all public and private development projects.

No mature trees will be removed as a result of this project.

17. Grading shall be minimized. Streets, walkways, buildings, retaining walls, and other improvements should not modify the natural landforms.

Minimal grading is proposed and improvements will not modify the natural landforms; therefore, the project is consistent with this policy.

Land Use Element

5. Ridgeline development should be discouraged. It should only be allowed if a viewshed analysis shows only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways element of the General Plan.

As an unmanned, stealth facility, it is designed to visually and operationally blend into the surroundings. The equipment enclosure appears as a residential outbuilding surrounded by landscaping and the project will not "stand out" from its visual environment. Supplemental landscaping will provide visual screening and context for the equipment. Existing trees will provide visual context for the monopine.

Scenic Highways

1. Corridors of the Scenic Highways identified in the Ramona Community Plan Scenic Highway Map will be protected from incompatible land uses.

By relating to the natural setting through the use of a faux pine-tree and by minimizing the visibility of the equipment enclosure through supplemental landscaping and design, the project will not adversely affect the visual beauty and rural community character of the established surrounding viewsheds. The stealth design will mitigate the development impacts consistent with Scenic Highway Policies and will result in a project that is visually related with the surrounding mature tree plantings. To the average viewer, the project will be viewed as a consistent part of the rural residential landscape, helping to reinforce the unique identity of the area.

Section 6980-Zoning Ordinance: Wireless Telecommunications Facilities

The following design regulations are relevant to the project.

B. All camouflaged facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with community character and existing development. The facility shall also be appropriate for the specific site, i.e., it should not "stand out" from its surrounding environment, such as a faux tree standing alone in a field or standing at a greater height (five feet or more) than other trees on the site.

As an unmanned, stealth facility, it is designed to visually and operationally blend into the surroundings. The equipment enclosure appears as a residential outbuilding surrounded by landscaping and the project will not "stand out" from its visual environment. Supplemental landscaping will provide visual screening and context for the equipment enclosure. Existing trees will provide visual context for the monopine.

D. In cases where the facility site is visible from "Official," "First," "Second," or "Third" Priority Scenic Highways, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts. Such locations shall use design methods such as, but not limited to, type of facility, camouflaging, screening and landscaping.

The project, as a stealth facility, relates to its surrounding visual setting. The project equipment enclosure takes advantage of screening properties provided by existing and proposed vegetation and structures. Supplemental and plant material will screen ground level equipment from view. Existing and proposed trees will provide screening and visual context for the visible upper portions of the monopine.

F. All facilities shall be designed to minimize the visual impact to the greatest extent feasible by means of placement, screening, landscaping with native species, whenever feasible, and camouflage, and to be compatible with existing …. and other site characteristics.

The project, as a stealth facility, relates to its surrounding visual setting. The project equipment enclosure takes advantage of screening properties provided by existing boulders, vegetation, and topography. Supplemental plant material will screen the visible portions of ground level

equipment from view and provide visual context and screening for the upper portions of the monopine. While not native, the proposed trees will appear consistent with other plantings found in the area.

K. All high visibility facilities shall be sited in such a manner as to cause the least detriment to the viewshed of adjoining properties.

The project is a stealth facility and located between boulder groupings and stands of existing and new vegetation. Topography, existing structures, landscaping, and distance will screen and minimize the visual contrast of the equipment as it is viewed from adjacent properties.

Consistency with the Dark Sky Ordinance

The Dark Sky Ordinance (Division 9 of the San Diego County Light Pollution code (LPC) is a County Regulatory Ordinance (Division 9, XX59.101-59.115) that restricts the use of outdoor lighting that emits undesirable light rays into the night sky. The primary intent of this code is to minimize lighting that may affect astronomical research at the Mount Palomar and Mount Laguna observatories. The LPC defines two zones in the unincorporated portion of San Diego County, Zone A and B. Zone A consists of areas within a 15-mile radius of Mount Laguna and Mount Palomar, Zone B includes all remaining areas within the unincorporated county which are not defined as Zone A. The project is located within Zone B.

Currently the project site and immediate surrounds area are not lit with streetlights. Visible night lighting is associated with private homes. Project lighting may include a shielded security light and full cut-off fixture to ensure that light rays are projected downward and that glare and spillage into the sky or only adjacent property are limited in accordance with the LPC. Project lighting will result in less than significant adverse impacts.

San Diego County Scenic Highway Element

As discussed earlier the project is visible from a County designated Third Priority Scenic route. Scenic views from this corridor would be protected to the greatest extent possible

through use of a stealth monopine tower that, when viewed, will appear consistent with the existing visual environment.

Cumulative Impacts

Cumulative impacts to visual resources could occur where project facilities or construction activities occupy the same field of view as other built facilities or affected landscapes and further degrade the view. A cumulative impact could also occur if a viewer's perception is that the general visual quality of an area is diminished by the presence of structures or construction effects (such as disturbed vegetation), even if the new structures are not within the same field of view as the existing structures. The significance of the cumulative impact would depend on the degree to which: (1) the viewshed is altered; (2) visual access to scenic resources is impaired; (3) visual quality is diminished; or (4) the project's visual contrast is increased.

List of Past, Present and Reasonably Anticipated Future Wireless Projects in the Project Area

The State CEQA Guidelines (Section 14355) indicate that a cumulative impact is "the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects." State CEQA Guidelines also require that cumulative impacts of a project be assessed.

This Subchapter provides information regarding past, present and reasonable anticipated future projects that could potentially combine with the proposed project to result in cumulatively considerable impacts.

One County operated wireless telecommunications project is located in the project vicinity and considered in the analysis of cumulative impacts. Table 1 below lists this project and Figure 25, *Cumulatively Considerable Projects* shows its location.

Construction of this stealth facility in conjunction with other cumulatively considerable projects will avoid adverse visual impacts in a manner consistent with existing community character and surrounding development. This is accomplished through appropriate site

selection, stealth design, and supplemental landscaping, which enables the facility to relate to the existing visual environment to the maximum extent possible.

The evaluation considered the project's potential for incremental affects that is cumulatively considerable and determined that there are no significant cumulative effects associated with this project. Therefore, this project has been determined not to meet this mandatory finding of significance.

The Table below presents a list of past, present and reasonably anticipated wireless projects considered in the review of cumulative visual impacts, based on research of applicable environmental documents at the County of San Diego.

TABLE 1 – LIST OF PAST, PRESENT and REASONABLY ANTICIPATED FUTURE WIRELESS PROJECTS IN LOCALIZED PROJECT AREA

Reference	*Project No.*	*Project Name*	*Notes*
1	--	San Pasqual CA2052-A	LS

Description

SBA Network Services telecommunications tower 19591 Horizon View Drive.

LEGEND
PS-POTENTIALLY SIGNIFICANT
LS-LESS THAN SIGNIFICANT IMPACT
SM-POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED
NA-NOT APPLICABLE

Conclusion

Implementation of the proposed telecommunications project will preserve the existing rural visual environment and scenic resources within the project viewshed. While slight changes in the visual environment may occur to private and public views immediately surrounding the project, the majority of viewers will perceive the facility as being a part of the existing visual environment, both natural and man-made. Furthermore, the change in visual environment will lessen over time as surrounding vegetation matures and provides additional screening and visual context for the project.

As a stealth design, the project as proposed will appear consistent with the existing domestic landscape and visual character of the surrounding community. The project

would therefore not result in significant adverse visual character impacts and would be consistent with County policy related to wireless telecommunications facilities and visual effects.

In conclusion, the telecommunications tower and associated equipment enclosure will not cause a substantial, demonstrable negative aesthetic effect to views from the surrounding area.

References

County of San Diego

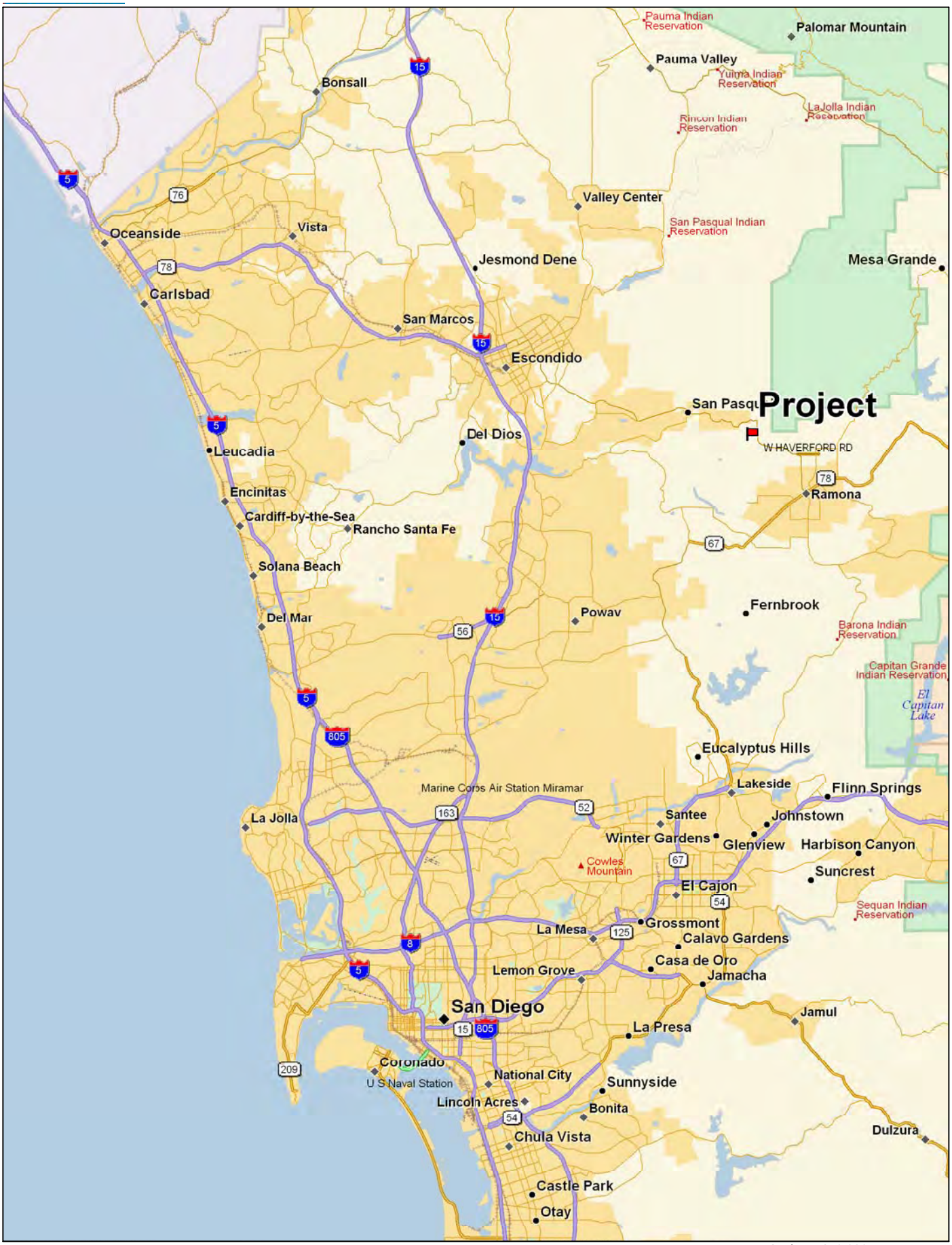
1978 Ramona Community Plan. May 10, 2006, as amended.

1986 San Diego County Code of Regulatory Ordinances. Light Pollution Code. Section 59.101 et seq. Chapter 9

1978 San Diego County Zoning Ordinance. March 2006, as amended.

1991 Resource Protection Ordinance of San Diego County. October 10.

1975, amended 1986 Scenic Highways Element. San Diego County General Plan.

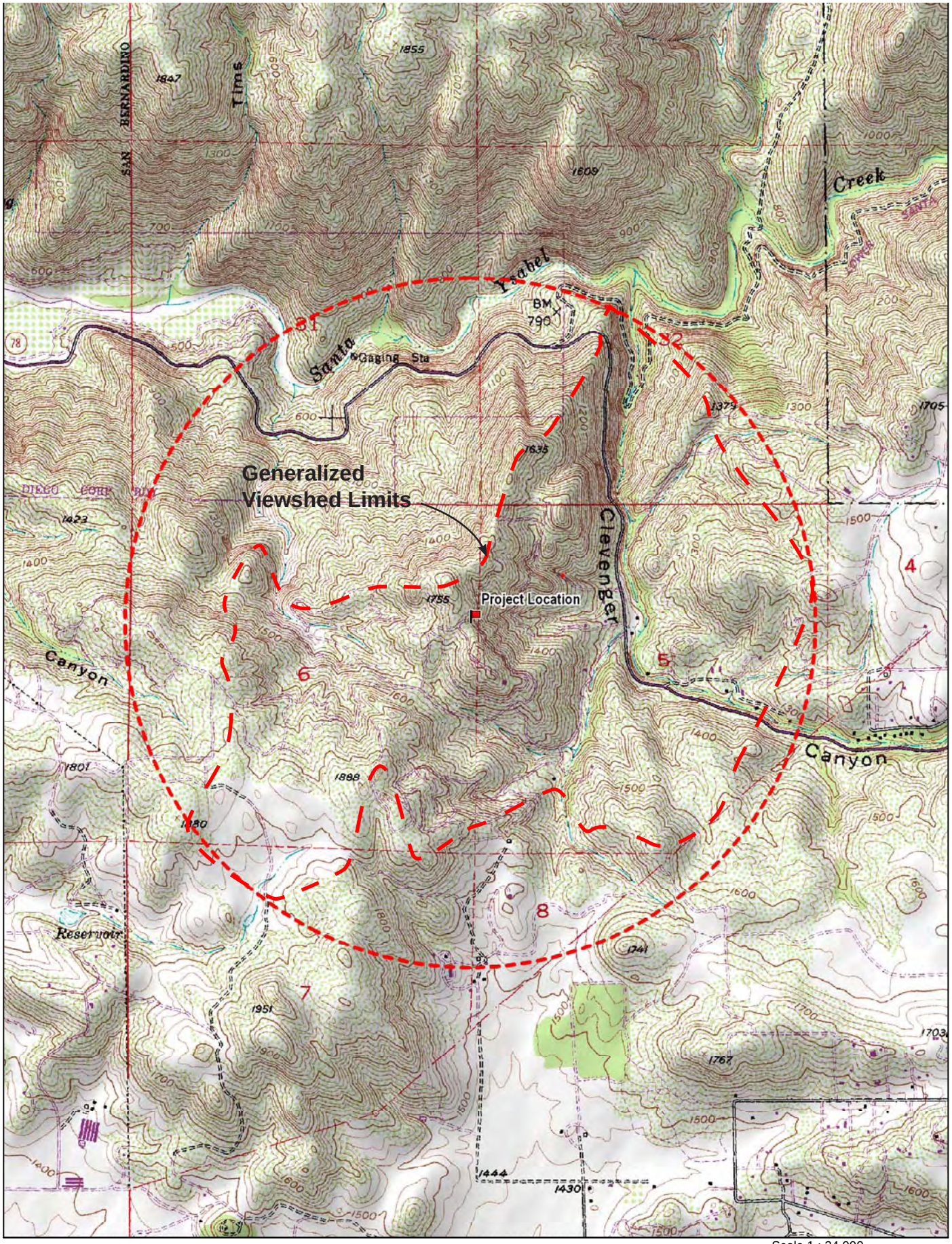


TN
MN (12.5°E)

Scale 1 : 350,000
1" = 5.52 mi
Data Zoom 9-2

Figure 1 - Regional Location Map

Development Design Services & GraphicAccess, Inc. March 6, 2007



TN
MN (12.6°E)

Scale 1 : 24,000

1" = 2,000.0 ft

Data Zoom 13-1

Figure 2 - Generalized Viewshed

Development Design Services & GraphicAccess, Inc. March 6, 2007

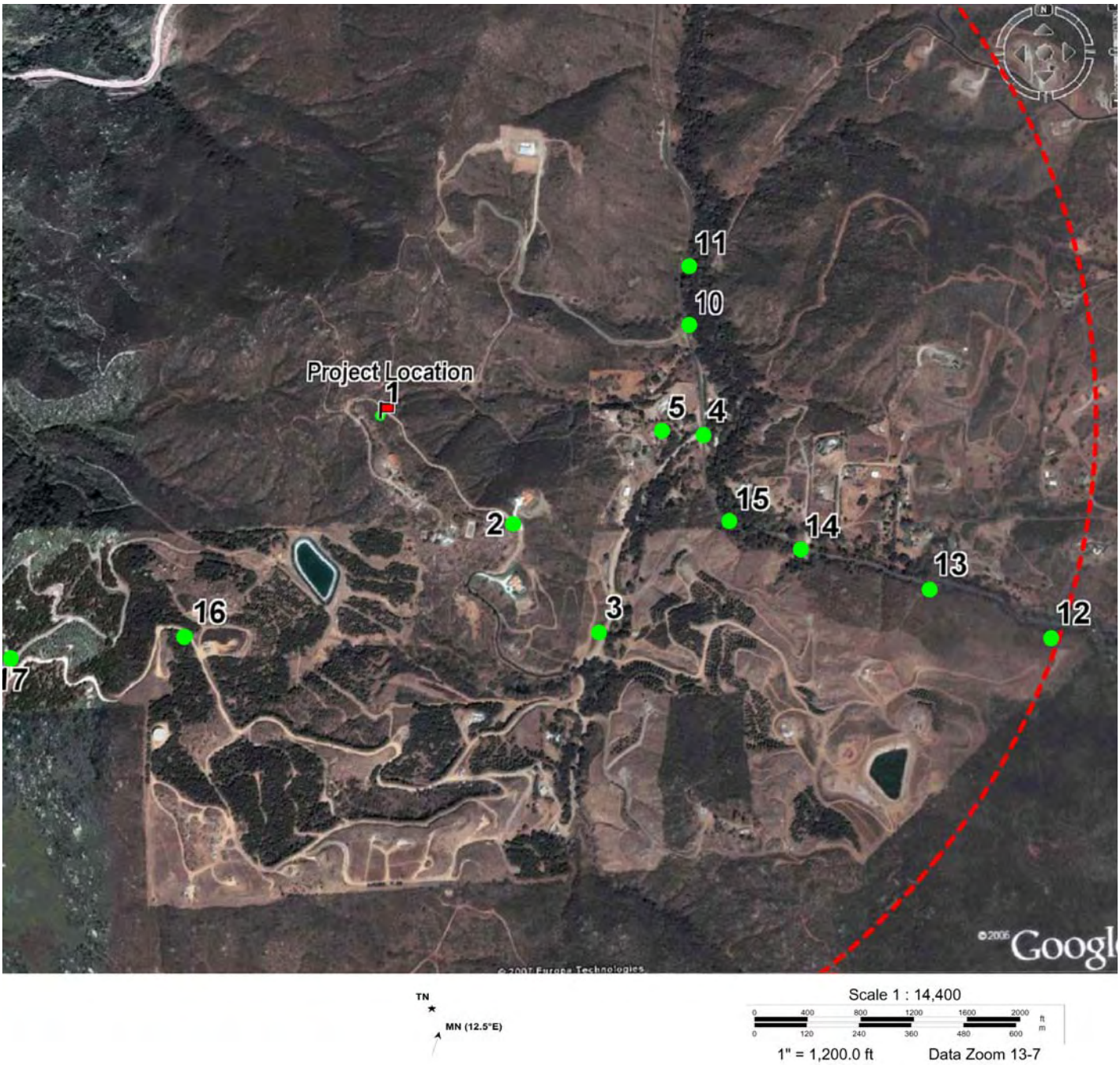


Figure 3 - Aerial with Viewpoint Locations

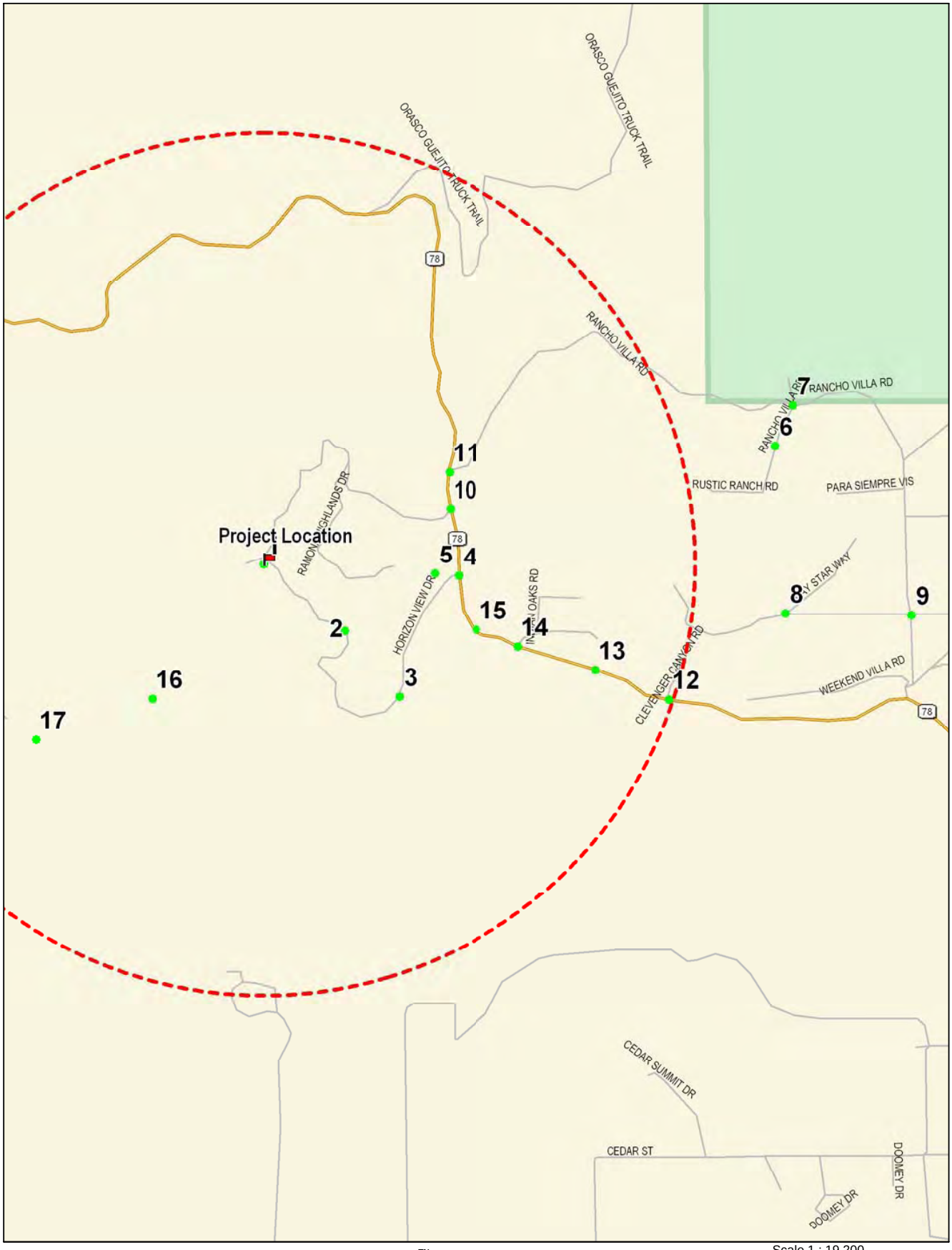


Figure 4 - Viewpoint Locations

Development Design Services & GraphicAccess, Inc. March 6, 2007

SITE PLAN KEYNOTES

1. PROPOSED VZW LEASE AREA 28'–0" X 30'–0"; SEE SHEET A–1.
2. EXISTING ACCESS ROAD.
3. EXISTING RESIDENCE.
4. EXISTING EASEMENTS; SEE SHEETS C–1 AND C–2.
5. PROPOSED IMPROVED ACCESS ROAD TO BE 16'–0" WIDE MINIMUM. START AT HWY 78 AND END AT VZW SITE AND EXISTING RESIDENCE; SEE SHEET A–1.

SITE PLAN GENERAL NOTES

A. SETBACKS:
SIDE: 15'
REAR: 25'
FRONT: 60'
SIDE FROM CENTER OF STREET: 35'

B. EASEMENTS:
SEE SHEETS C–1 AND C–2.

C. FREQUENCY:
OPERATING FREQUENCIES–SEND 880MHZ – 894MHZ & 1965MHZ – 1970MHZ 604,147 SQ. FT.
OPERATING FREQUENCIES–RECEIVE 835MHZ – 848MHZ & 1885MHZ – 1890MHZ 604,363 SQ. FT.

D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 4,080 SQ. FT.
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 4,608 SQ. FT.

E. TOTAL AREA DISTURBED: 1,520 SQ. FT.

F. EXISTING LANDSCAPES NOT SHOWN FOR CLARITY.

G. A/C UNIT MANUFACTURER MARVAIR. MODEL NUMBER AVP60ACA–05N.

H. GENERATOR MANUFACTURER GENERAC (30KVA). MODEL NUMBER SD030.

I. SITE CONTRACTOR TO CALL DIG ALERT (1–800–227–2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

J. POWER AND TELCO TO BE DETERMINED.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 (HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (HTTP://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43)

NOTES 1–6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMPS MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREECH IN THE INSTALLED CONSTRUCTION BMPS.

2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS %40 OR GREATER.

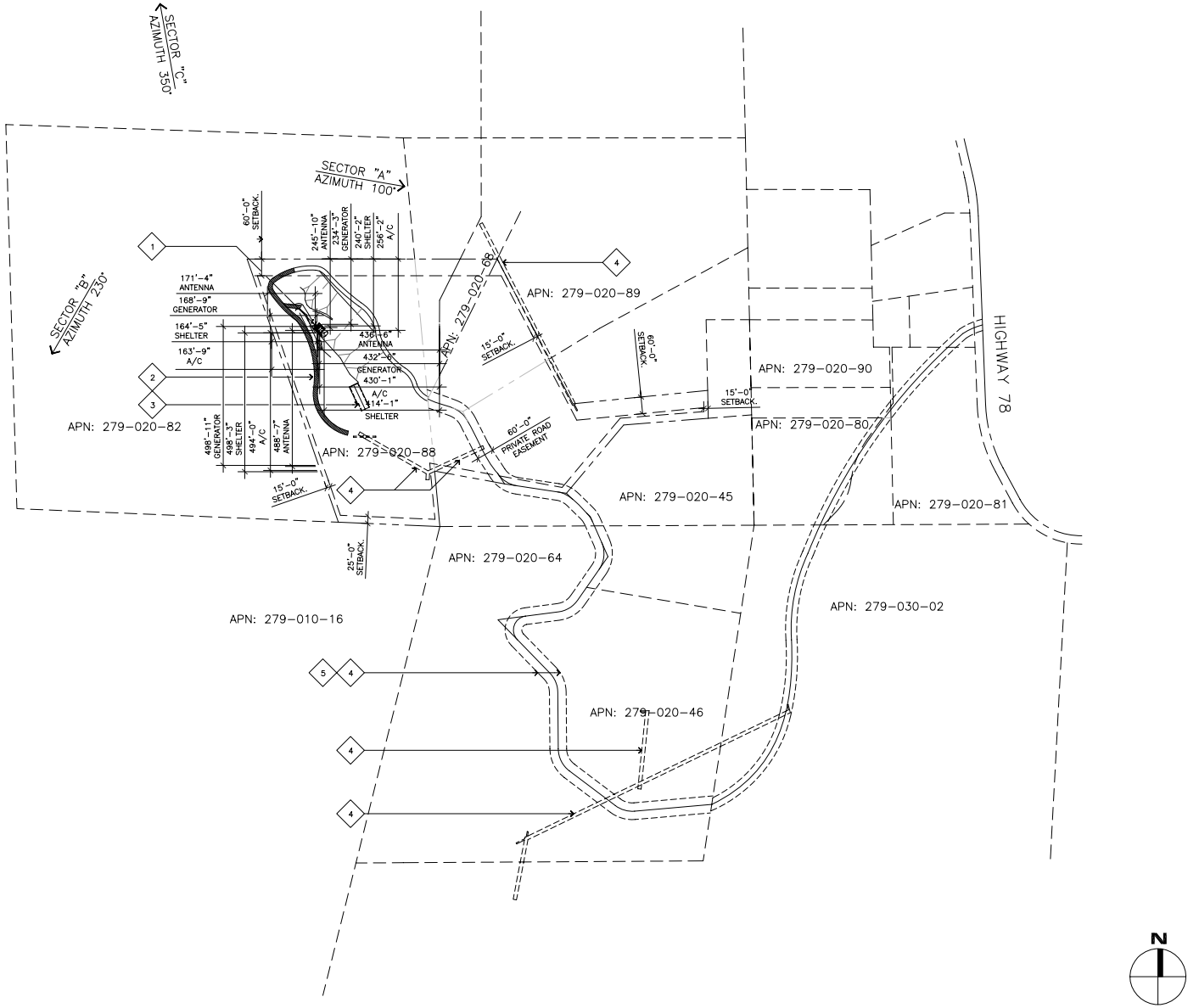
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.

4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTE:
A PORTION OF THE ROADWAY WHICH ALSO SERVES ANOTHER STRUCTURE IS DESIGNATED A "FIRE ACCESS ROAD" AND SHALL BE IMPROVED TO 16 FOOT WIDTH ALL–WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS – 50,000 LBS. D.G. IS ACCEPTABLE UP TO 10% GRADE; ASPHALTIC PAVING IS REQUIRED AT GREATER THAN 10%, PER COUNTY FIRE CODE AND COUNTY PRIVATE ROAD STANDARDS. THE MAXIMUM GRADE PERMITTED IS 20%.



SITE PLAN

SCALE: 1"=200'

0 100' 200'

1

Figure 5- Site Plan

Development Design Services & GraphicAccess, Inc. March 6, 2007

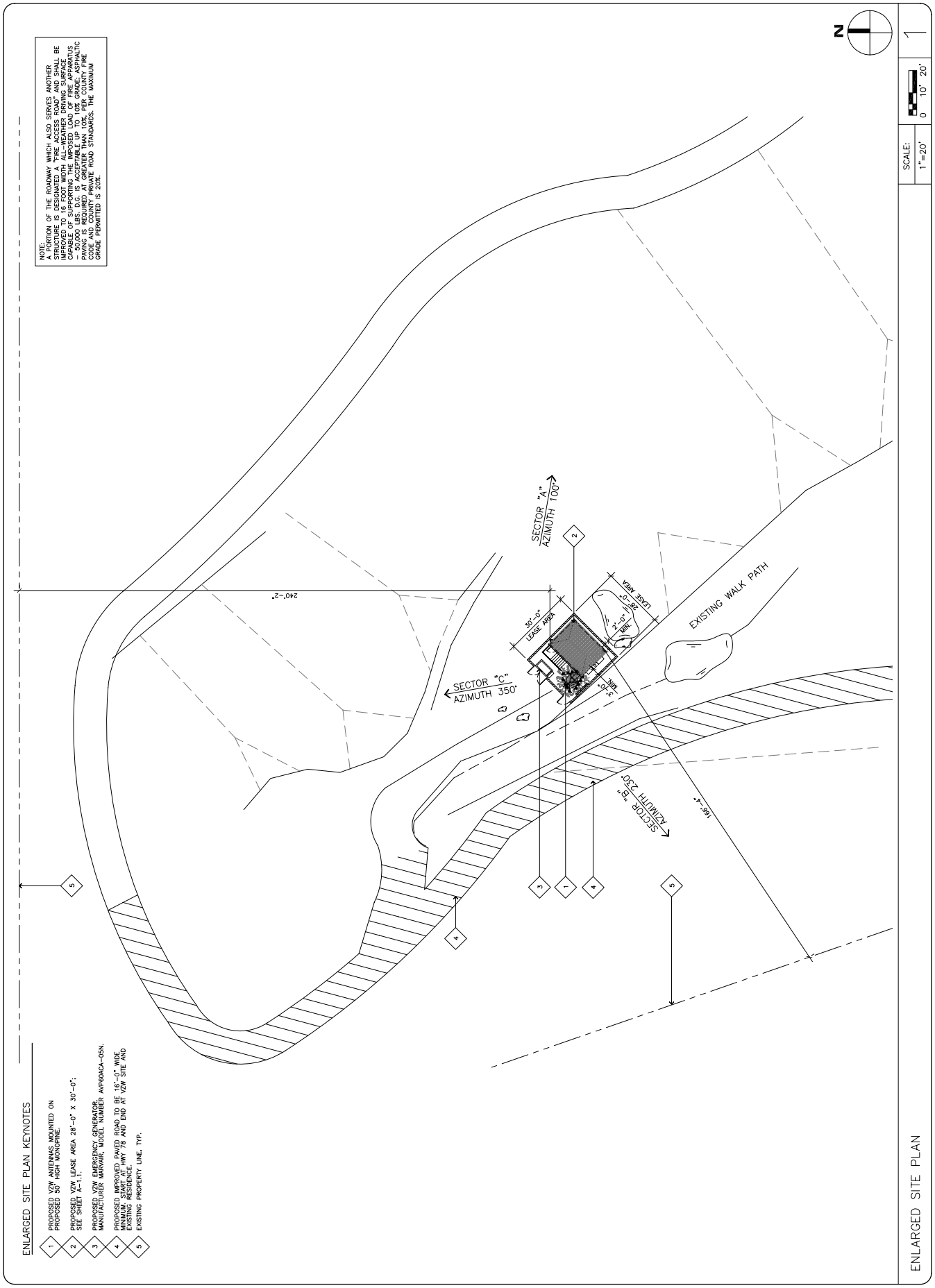
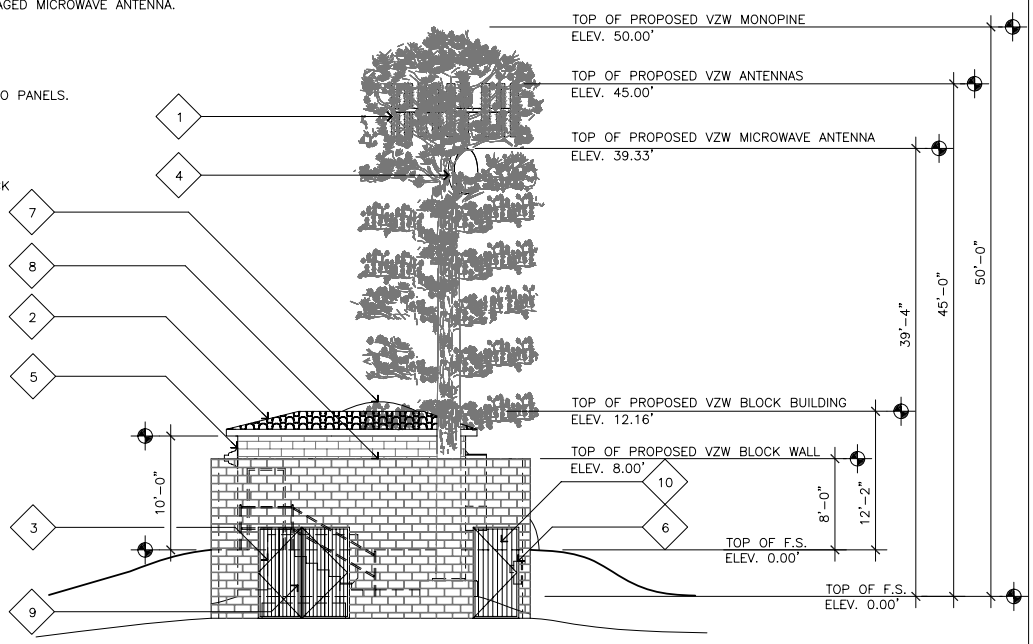


Figure 6- Enlarged Site Plan

Development Design Services & GraphicAccess, Inc. March 6, 2007

NORTHWEST ELEVATION KEYNOTES

1. PROPOSED VZW (12) ANTENNAS WITH SOCKS MOUNTED ON PROPOSED MONOPINE WITH A MINIMUM OF 125 BRANCHES.
2. PROPOSED VZW CMU BLOCK BUILDING.
3. PROPOSED VZW EMERGENCY GENERATOR.
4. PROPOSED VZW 4'–0"ø CAMOUFLAGED MICROWAVE ANTENNA.
5. PROPOSED VZW EXHAUST FAN.
6. PROPOSED VZW POWER AND TELCO PANELS.
7. EXISTING BOULDER.
8. PROPOSED VZW 8'–0" HIGH BLOCK WALL ENCLOSURE.
9. PROPOSED VZW (2) 4'–0" WIDE SOLID METAL ACCESS GATES.
10. PROPOSED VZW 4'–0" WIDE SOLID METAL ACCESS GATE.



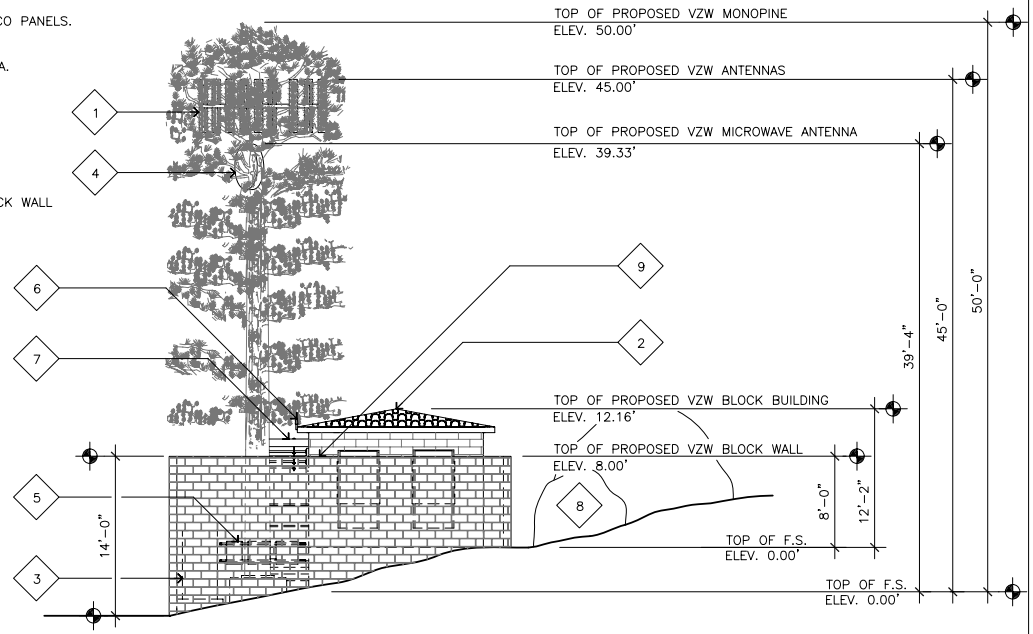
NORTHWEST ELEVATION

SCALE: 1/8"=1'–0" 0 4' 8'

3

SOUTHWEST ELEVATION KEYNOTES

1. PROPOSED VZW (12) ANTENNAS WITH SOCKS MOUNTED ON PROPOSED MONOPINE WITH A MINIMUM OF 125 BRANCHES.
2. PROPOSED VZW CMU BLOCK BUILDING.
3. PROPOSED VZW EMERGENCY GENERATOR.
4. PROPOSED VZW 4'–0"ø CAMOUFLAGED MICROWAVE ANTENNA.
5. PROPOSED VZW POWER AND TELCO PANELS.
6. PROPOSED VZW (1) GPS ANTENNA.
7. PROPOSED VZW CABLE BRIDGE.
8. EXISTING BOULDER.
9. PROPOSED VZW 8'–0" HIGH BLOCK WALL ENCLOSURE.



SOUTHWEST ELEVATION

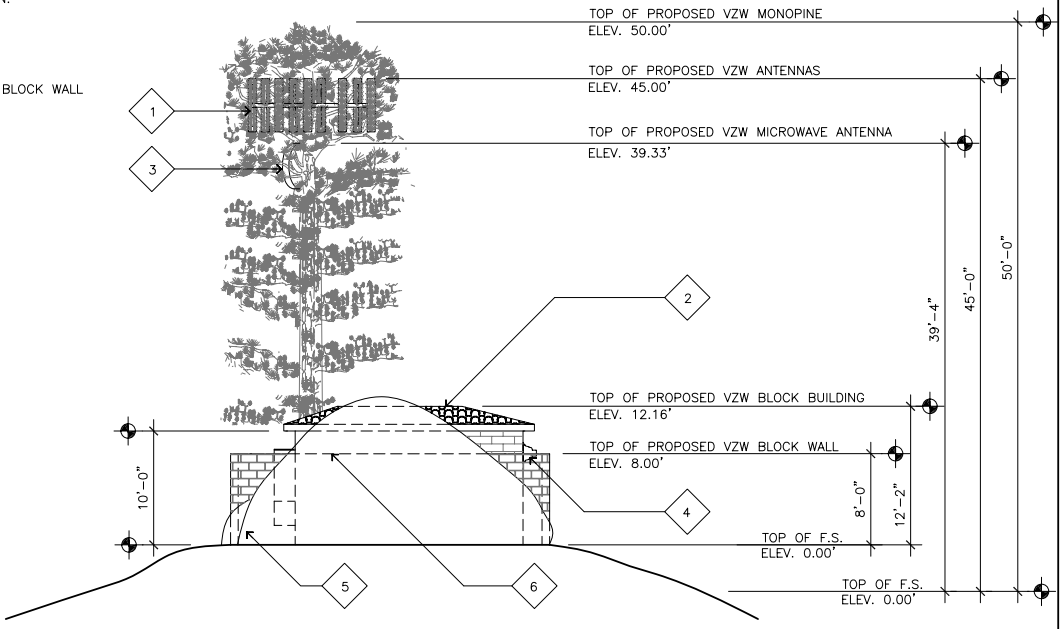
SCALE: 1/8"=1'–0" 0 4' 8'

4

Figure 7 - Project Elevations

SOUTHEAST ELEVATION KEYNOTES

1. PROPOSED VZW (12) ANTENNAS WITH SOCKS MOUNTED ON PROPOSED MONOPINE WITH A MINIMUM OF 125 BRANCHES.
2. PROPOSED VZW CMU BLOCK BUILDING.
3. PROPOSED VZW 4'–0"ø CAMOUFLAGED MICROWAVE ANTENNA.
4. PROPOSED VZW EXHAUST FAN.
5. EXISTING BOULDER.
6. PROPOSED VZW 8'–0" HIGH BLOCK WALL ENCLOSURE.



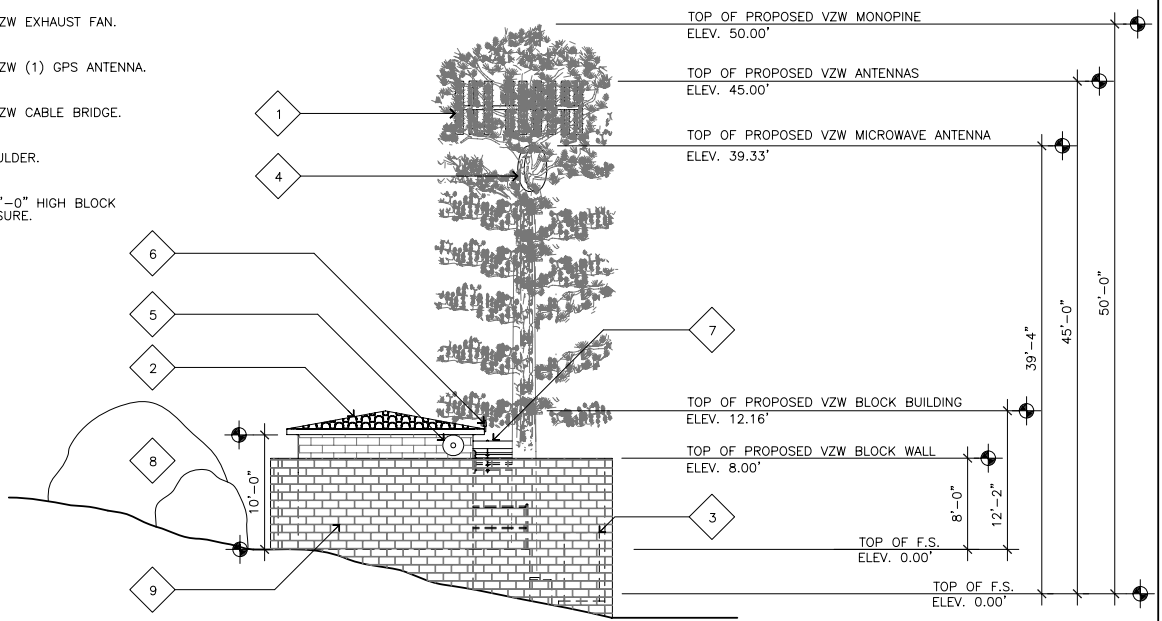
SOUTHEAST ELEVATION

SCALE: 1/8"=1'–0" (0 4' 8')

2

NORTHEAST ELEVATION KEYNOTES

1. PROPOSED VZW (12) ANTENNAS WITH SOCKS MOUNTED ON PROPOSED MONOPINE WITH A MINIMUM OF 125 BRANCHES.
2. PROPOSED VZW CMU BLOCK BUILDING.
3. PROPOSED VZW EMERGENCY GENERATOR.
4. PROPOSED VZW 4'–0"ø CAMOUFLAGED MICROWAVE ANTENNA.
5. PROPOSED VZW EXHAUST FAN.
6. PROPOSED VZW (1) GPS ANTENNA.
7. PROPOSED VZW CABLE BRIDGE.
8. EXISTING BOULDER.
9. PROPOSED 8'–0" HIGH BLOCK WALL ENCLOSURE.



NORTHEAST ELEVATION

SCALE: 1/8"=1'–0" (0 4' 8')

1

Figure 8 - Project Elevations

GENERAL NOTES

. CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.

. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.

. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE

. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UNDERGROUND ELEMENTS.

. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO THE JOB SITE.

. CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.

. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

. ALL PROGRESS INSPECTIONS CALLED FOR IN THE GENERAL CONDITIONS OF APPROVAL OR INDIVIDUAL SUB-SECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.

IRRIGATION NOTES

. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE BEFORE WORK IS INSTALLED, OTHERWISE THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED REVISIONS..

. IRRIGATION TO USE EXISTING 3" DETICATED SOFT PVC TREE IRRIGAATION LATERAL AND CONTROLS.

. CONTRACTOR SHALL REMOVE EXISTING FLUSH VALVE AND EXTEND LATERAL, REPLACING COMPRESSION FLUSH VALVE AT BOTTOM OF NEW LATERAL.

. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.

PLANTING NOTES

. THESE DESIGN DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT..

. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE. CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES 30 DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE OWNER.

. CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PEST OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR ON THE PLANS.

. THE APPROPRIATE SOIL AMENDMENT SHALL BE APPLIED TO ALL PLANTING AREAS PER THE SOIL AMENDMENT SCHEDULE ON THE PLANS.

. THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER, AFTER SETTLING, THAT ADJACENT FINISHED GRADE..

. CONTRACTOR TO INCLUDE IN THE BID A PRICE FOR COMPLETE MAINTENANCE OF ALL WORK FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ALL OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS AND CLEAN APPEARANCE.

. CONTRACTOR TO INCLUDE IN THE BID PRICE: ALL TREES SHALL BE GUARANTEED TO GROW IN A HEALTHY MANNER FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE TIME OF MAINTENANCE. ALL OTHER CONTAINER PLANTS SHALL BE GUARANTEED TO BE IN A HEALTHY CONDITION AT THE END OF THE 60 DAY MAINTENANCE PERIOD.

SOIL AMENDMENT SCHEDULE

GENERAL SITE PREPARATION (WATER BASINS)

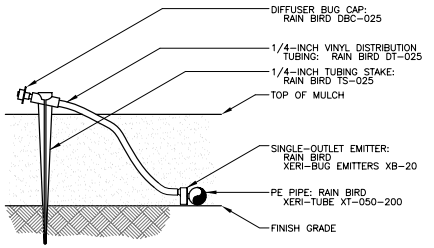
3" SINGLE GRIND BARK SHAVINGS
HYDROSEED TACKIFIER DRENCH
PRE-EMERGENT HERBICIDE

GENERAL PLANT PIT BACKFILL (PER CUBIC YARD)

2/3 CUBIC YARD SITE TOP SOIL
1/3 CUBIC YARD KELLOGG GROWMULCH
2 POUNDS AGRICULTURAL GYPSUM
8 POUNDS TRI-C 6-2-4+5% SULFUR

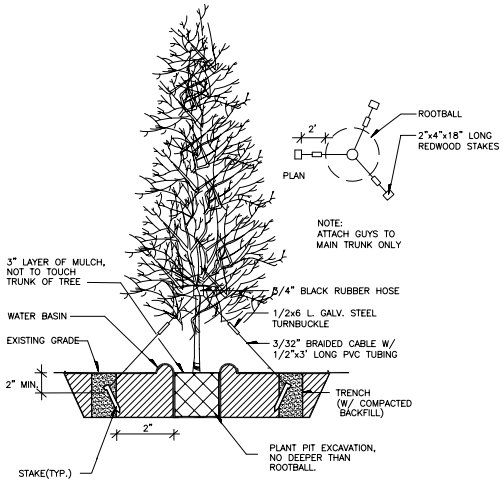
GRO-POWER SLOW RELEASE TABLETS PER DETAIL

	1G	5G	15G	24"	36"
7 GRAM 12-8-8	3	6	12	15	18
21 GRAM 20-10-5	1	2	4	5	6

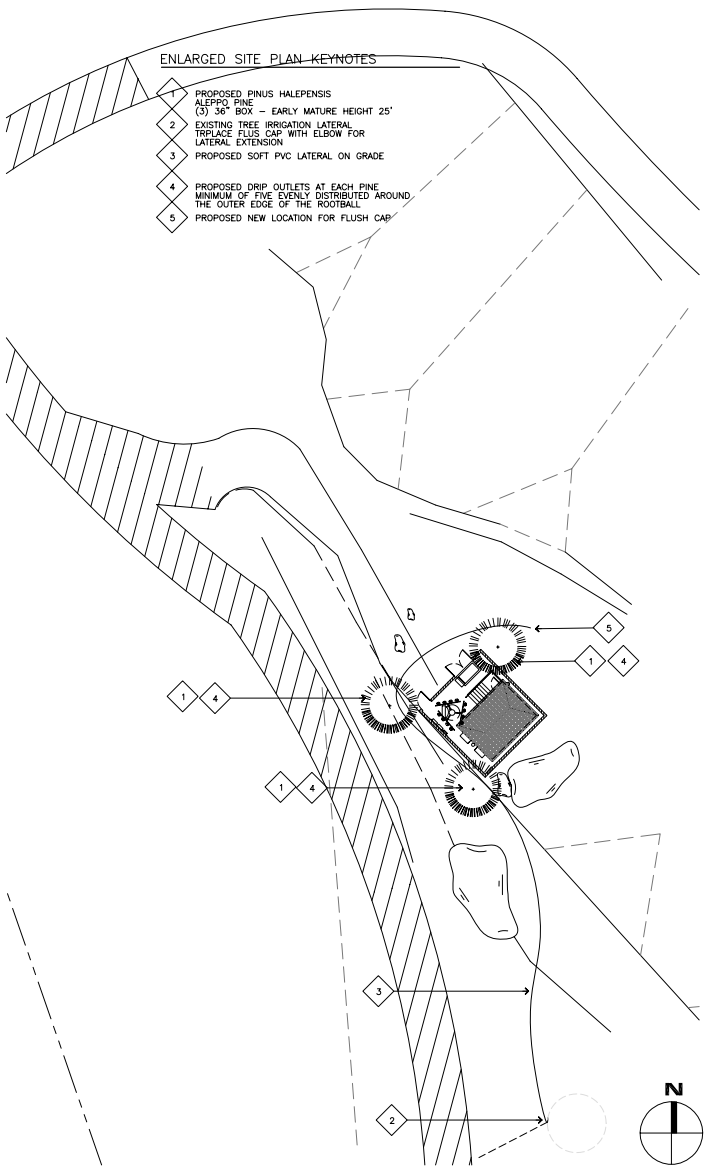


NOTE:
1. USE RAIN BIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO XERI-TUBE OR RAIN TUBE TUBING.

EMITTER / XERI-TUBE



TREE GUYING



LANDSCAPE PLAN

SCALE: 1"=20'

0 10' 20'

1

Figure 9 - Landscape Plan

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Location of equipment building and new monopine.

Looking north from site.

Figure 10 - Equipment Location and Northern Viewshed

Looking east from site.

Looking south from site.

Figure 11 - Eastern & Southern Viewsheds

Looking west from site.

Electrical power source on pole.

Figure 12 - Westerm Viewshed & Existing Conditions

Viewpoint #1 - Private location on-site view towards proposed equipment

Viewpoint #2 - Private view looking north from adjoining property to the south (APN: 279-020-65) taken from a location along Horizon View Drive, approximately 1,356' from project site.

Figure 13 - Viewpoints

Viewpoint #3 - Private view from neighboring property to southeast, approximately 2,314' from site.

Viewpoint #4 - View from west side of intersection of Hwy 78 and Horizon View Drive, approximately 2,392' from project.

Figure 14 - Viewpoints

Viewpoint #5 - Private view from neighboring property located near intersection of Hwy 78 and Horizon View Drive, approximately 2,117' from project site.

Viewpoint #6 - View from a location near the end of Rancho Villa looking west, approximately 1.22 miles from site.

Figure 15 - Viewpoints

Viewpoint #7 - Private view looking west from driveway near the end of Rancho Villa Road, approximately 1.28 miles from site.

Viewpoint #8 - View looking northwest from the intersection of Daystar Way and Washington Street, approximately 1.22 miles from project.

Figure 16 - Viewpoints

Viewpoint #9 - Zoomed view looking northwest from a location near the intersection of W. Washington/ Rancho Villa, approximately 1.5 miles east of project.

Viewpoint #10 - Zoomed view looking west from the intersection of Hwy 78 Ramona Highlands Drive, approximately 2,385' from project site.

Figure 17 - Viewpoints

Viewpoint #11 - View looking southwest from Hwy 78 near the edge of the northern Hwy 78 viewshed, approximately 2,543' from site.

Viewpoint #12 - View from the intersection of Clevenger Canyon Road and Hwy 78, approximately 5242' from project.

Figure 18 - Viewpoint

Viewpoint #13 - View from Hwy 78 looking northwest, approximately 4,274' from project.

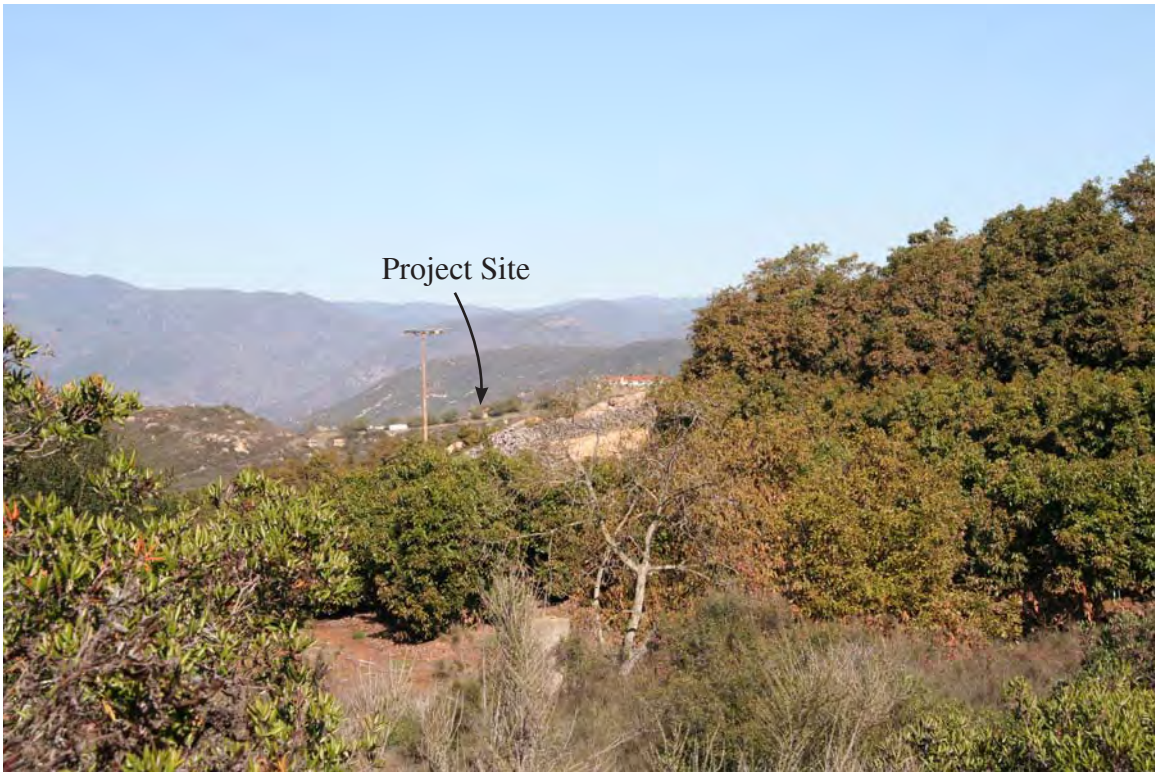
Viewpoint #14 - View looking northeast from the Indian Oaks/Hwy 78 intersection, approximately 3,283' from site.

Figure 19 - Viewpoints

Viewpoint #15 - View looking northwest towards project from a location along Hwy 78, approximately 2,726' from project.

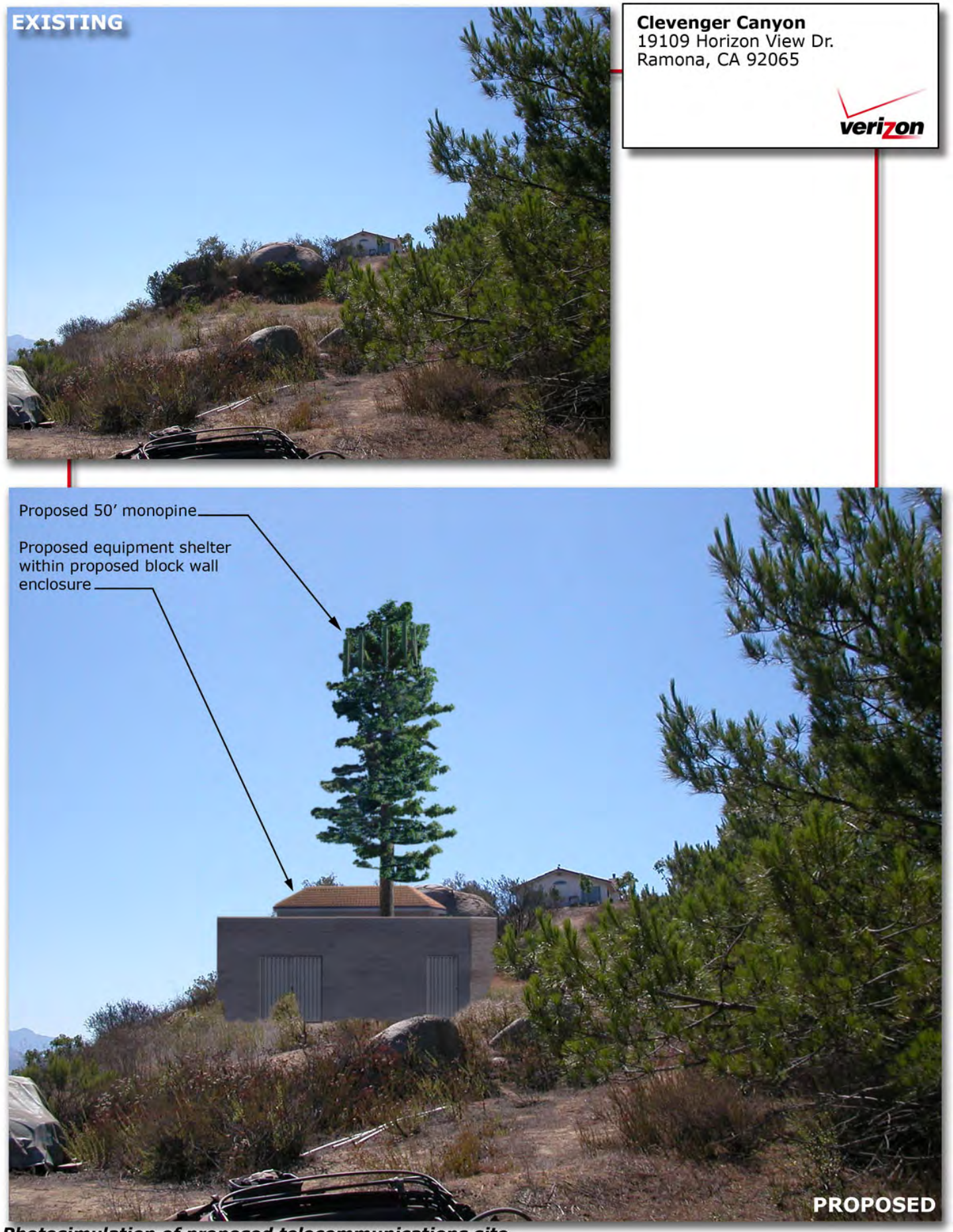
Viewpoint #16 - Private view looking east from avocado grove to the west of project, approximately 2,139' from site.

Figure 20 - Viewpoints



Viewpoint #17 - View from the end of grove road near edge of residential development, approximately 3,520' from project site.

Figure 21 - Viewpoints



Photosimulation of proposed telecommunications site

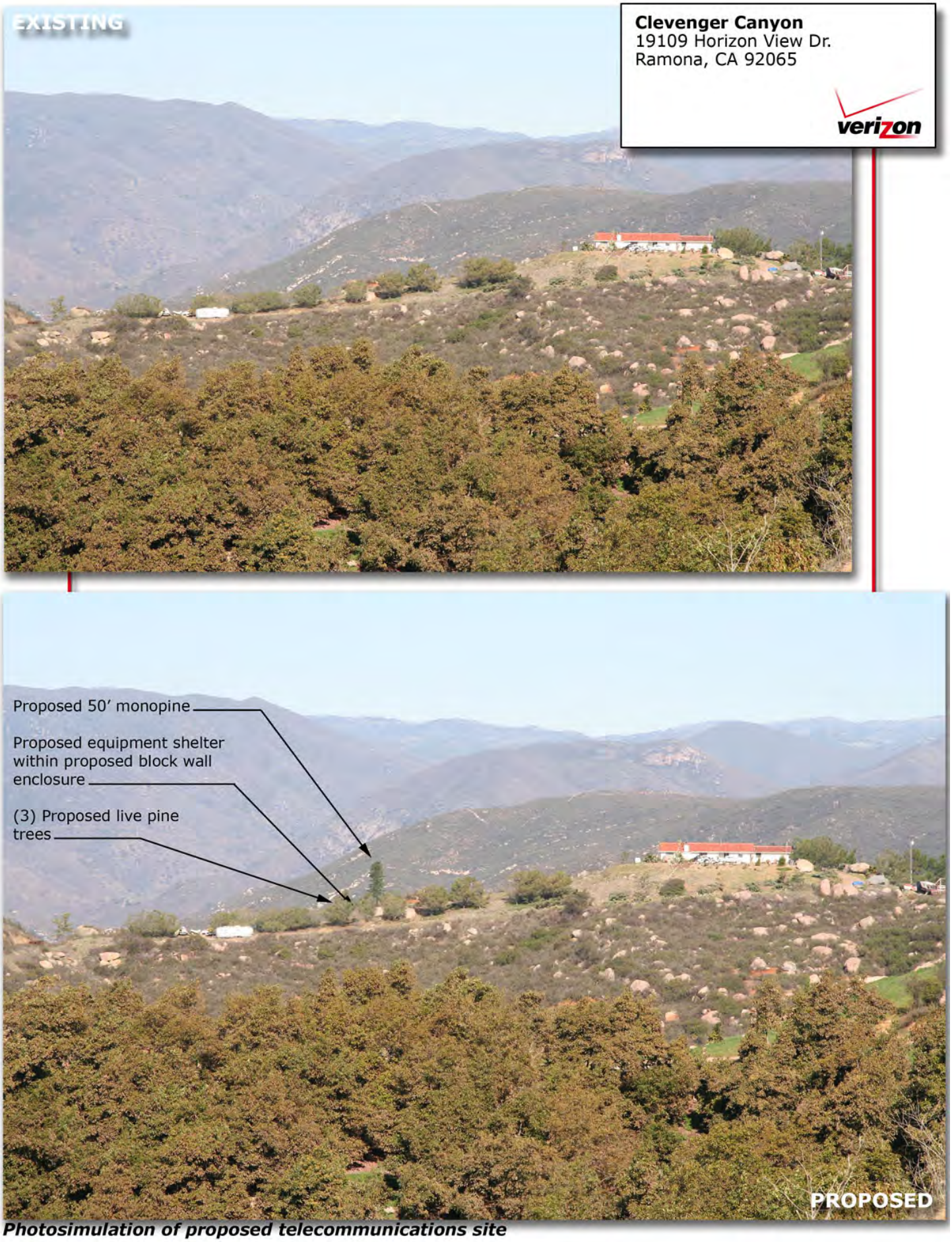
Source: PlanCom, Inc.

Figure 22 - Simulation of Viewpoint 1, on-site location

Existing Condition

Simulation of *Viewpoint #10 - Zoomed view looking west from the intersection of Hwy 78 Ramona Highlands Drive, approximately 2,385' from project site.*

Figure 23 - Simulation of Viewpoint 10



Source: PlanCom, Inc.

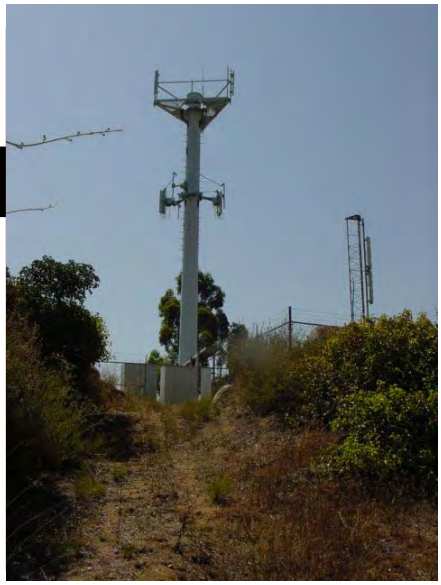
Figure 24 - Simulation of Viewpoint 16

Development Design Services & GraphicAccess, Inc. March 6, 2007

SBA Network Services, Inc.
5900 Broken Sound Parkway, NW
Boca Raton, FL 33487
Phone: 800-487-7483
Fax: 561-226-3577

SAN PASQUAL

CA20552-A



Site Information:

Latitude:	33° 3' 59.9"	MTA	Los Angeles-San Diego
Longitude:	-116° 54' 6.1"	BTA:	San Diego, CA
Height:	60 feet	GE:	1600 feet
	Tower Type:	Monopole	

19591 HORIZON VIEW DRIVE
RAMONA, CA 92065

For Info Contact:

Tim Kuhlman
Site Marketing Manager
(v) 702-892-9100 x224
(c) 702-743-5936

Site Directions:

Figure 25 - Cumulatively Considerable Projects